



Old Walls  
Upton-Upon-Severn | Worcestershire | WR8 0JD

FINE & COUNTRY



# OLD WALLS

---

*Old Walls is an elegant Georgian home that boasts an enviable scenic location within the charming Worcestershire town of Upton-upon-Severn.*





Old Walls









#### **Introduction Summary**

A substantial Georgian home approaching 4,300 sq. ft. of quintessential character and proportions, Old Walls offers comfortable classically arranged rooms of fine yet understated atmosphere, perfect for the growing or larger family and for all year-round enjoyment and entertaining. Important retained architectural features include handsome fireplaces, exposed floorboards, picture and dado rails, tall ceilings and windows. The sense of light, space and mood is beautiful and timeless 18th Century. Listed Grade II, the home has been carefully and sensitively maintained by the present owner. There is ample scope for modelling the charming attics, dramatic barns and extensive cellars into any further domestic and/or leisure or work accommodation and perhaps for income subject to any necessary permissions.











# Seller Insight

“Old Walls is an elegant Georgian home that boasts an enviable riverside location within the charming Worcestershire town of Upton-upon-Severn. “The house is extremely attractive, I’ve always loved period properties, but its location was also a big draw when we happened upon it twenty years ago,” says Carole. “We knew we wanted to live in a rural area but with easy access to a wide range of shops and amenities, but here we also overlook the river and have mile upon mile of glorious open countryside practically on the doorstep, so we’ve been able to enjoy the best of both worlds. It really is a lovely place to live.”

“The house was in quite a poor state when we bought it, so we had to do a great deal of work to bring it up to scratch. We had it rewired, overhauled the plumbing and generally updated the whole of the interior, but in a way that’s very in keeping with the style of the house. It’s a lovely home and one that retains an array of original features, but the great thing about it is that it still has lots of potential to be enhanced further.”

“The house is set well back from the road and completely surrounded by the gardens,” continues the owner, “and the whole plot is walled, hence the name. It’s mainly laid to lawn, so very low maintenance and I suppose a bit of a blank canvass that a keen gardener could have a lot of fun developing. And despite being so close to the centre of town it’s also wonderfully peaceful and a very safe place for children to enjoy.”

“Adjoining the house is a 17th century barn,” says Carole. “I’ve not done anything to it, but I’d say that, subject to the correct permissions being obtained, it may have great development potential.”

“It’s without doubt the location of the house that I’ll miss most when I leave; I do love it here,” says Carole. “I’ve loved being able to look out across the river and the countryside and marina beyond, but at the same time having all of these facilities right on the doorstep. In my mind, it couldn’t be more perfect.”\*















“When it’s just me here the morning room is my favourite part of the house,” says Carole. “The sunshine streams in all day long, so it’s wonderfully light and bright, and it has a very cosy atmosphere in the evening.”

























The gardens and grounds are very charming, with a delightful walled "secret" garden perfect for children's play or private alfresco leisure. There is double gated frontage access as well as useful rear vehicular access.

Old Walls enjoys a magnificent scenic setting overlooking the River Severn and Marina. The vibrant town of Upton-Upon-Severn with its pubs, restaurants, boutiques and riverside and country attractions is on the doorstep.





Upton-upon-Severn



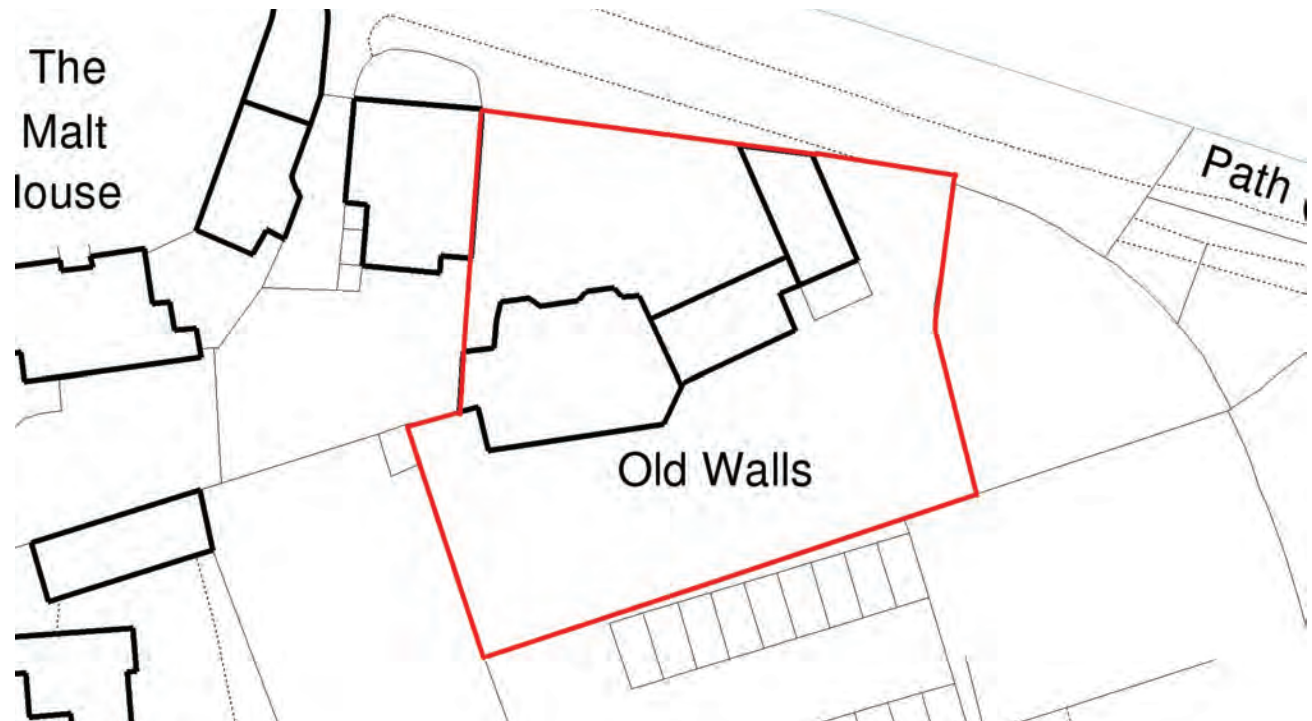


## Upton-upon-Severn



“ I can walk out of the gate, turn left and take the short walk into the centre of town, or turn right and walk for miles along the banks of the river,” says Carole. “It really is a uniquely beautiful location.”





Services  
Mains Gas, Water, Electricity and Drainage

Local Authority  
Malvern Hills District Council 01684 862151  
Environment Agency 08708506506/ Ref UUSFAS180612

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website  
For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

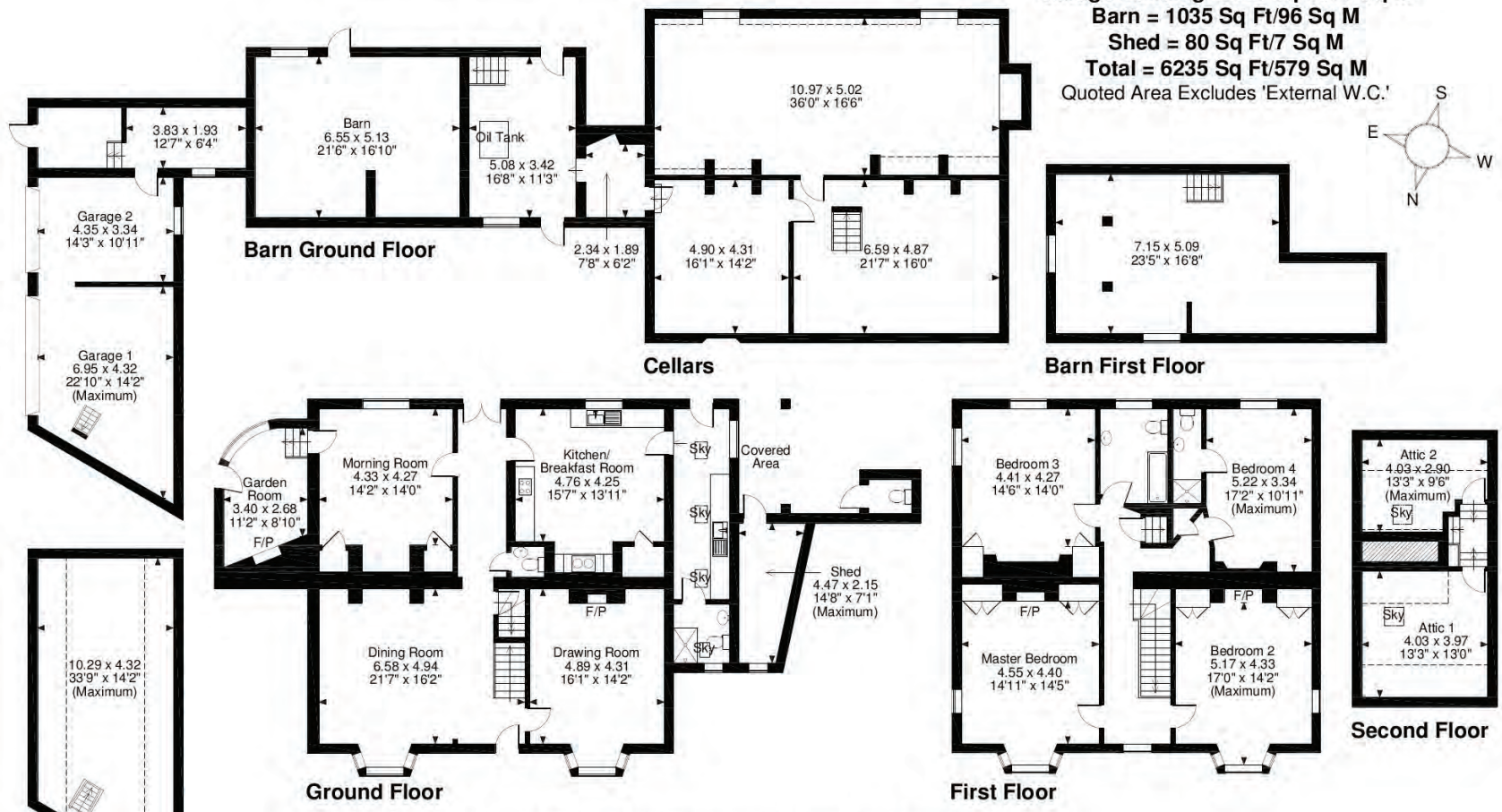
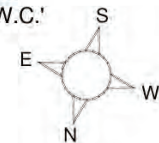
Opening Hours:  
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am – 2.00 pm

Agents Notes  
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





**Old Walls Waterside, Worcester**  
**Approximate Gross Internal Area**  
**Main House = 4295 Sq Ft/399 Sq M**  
**Garage Building = 825 Sq Ft/77 Sq M**  
**Barn = 1035 Sq Ft/96 Sq M**  
**Shed = 80 Sq Ft/7 Sq M**  
**Total = 6235 Sq Ft/579 Sq M**  
 Quoted Area Excludes 'External W.C.'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8284887/PJS

EPC Exempt

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 10.04.2017









# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](http://fineandcountry.com/uk/foundation)



Fine & Country  
Tel: +44 (0) 1905 678111  
droitwich@fineandcountry.com  
12 Victoria Square, Droitwich Spa, Worcestershire, WR9 8DS

